| CERTIFICATE OF OWNERSHIP - PROPERTY OWNER |
|---|
| I CERTIFY THAT I, AM THE SOLE OWNER OF THE PROPERTY AND CONSENT TO THIS PLAN. |
| EXECUTED THISDAY OF, 20 |
| |
| OWNERS MORTGAGEES /LIEN HOLDERS |
| THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THISDAY OF, 20, BY |
| MY COMMISSION EXPIRES: |
| NOTARY PUBLIC |
| |
| CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR |
| I CERTIFY THAT I, AM AN OWNER REPRESENTATIVE OF THE PROPERTY AND CONSENT TO THIS PLAN. |
| IN WITNESS WHEREOF I HEREUNTO SET MY HAND THISDAY OF, 20 |
| |
| MAYOR, TOWN OF SUPERIOR |
| NOTARIAL CERTIFICATE |
| STATE OF COLORADO) |
| SS COUNTY OF BOULDER) |
| SSSM S. BOUDEN |
| THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THISDAY OF, 20, BY |
| MY COMMISSION EXPIRES: |
| MY COMMISSION EXPIRES: NOTARY PUBLIC |
| |
| BOARD OF TRUSTEES' CERTIFICATE |
| APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND |
| THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THISDAY OF, 20 |
| ATTEST: |
| THE PROPERTY AND THE PROPERTY OF THE PROPERTY |
| PHYLLIS L HARDIN, TOWN CLERK MAYOR |
| |
| PLANNING COMMISSION CERTIFICATE |
| PLAINTING COMMISSION CERTIFICATE RECOMMEND APPROVED THIS DAY OF 20 BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PC SERIES 20 BY THE TOWN OF SUPERIOR PLANNING |
| <u> </u> |
| |
| TOWN CLERK CERTIFICATE I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY |
| {RESOLUTION/ORDINANCE} NO. , SERIES 20 ON THIS DAY OF , 20 , AND WAS FILED IN MY OFFICE ON THE THE DAY OF , 20 , AT O'CLOCK _M. |
| WAS FILED IN WIT OFFICE ON THE THEDAT OF, 20, ATOCLOCK _M. |
| |
| TOWN CLERK |
| |

LEGAL DESCRIPTION

TRACT A ROCK CREEK RANCH FLG 20A 56.02 ACS M/L

PROPERTY INFORMATION

ACCOUNT NUMBER: R0128970

TOWN OF SUPERIOR ADDRESS: 124 E COAL CREEK DR SUPERIOR, CO 80027-9626

SEC-TOWN-RANGE: 30-1S-69

SUBDIVISION: ROCK CREEK RANCH - FLG 20A - LO

MARKET AREA: 620

PARCEL NUMBER: 157530422001

PROPERTY ADDRESS: 1601 COALTON RD

LOCATION: SUPERIOR, CO

JURISDICTION: TOWN OF SUPERIOR

EST. PARCEL AREA: SQUARE FEET: 2,434,273

ACRES: 55.88

APPLICANT/CLIENT VERIZON WIRELESS 3131 S. VAUGHN WAY AURORA, CO 80014

TOWN OF SUPERIOR 124 E COAL CREEK DR

RF ENGINEER VERIZON WIRELESS KEVIN BROWN 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 817-301-6367

RRH/BBU POWER/GROUNDING

SITE ACQUISITION: RELIANT LAND SERVICES PHONE: 404-304-3066

PENETRATIONS

A&E FIRM: RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: KEVIN RATIGAN

ACCESS/UTILITY LICENSE

ENGINEER OF RECORD: CHRIS LEE, P.E. RELIANT LAND SERVICES 1745 W. ORANGEWOOD AVE. ORANGE, CA 92868 OFFICE: 714-685-0123

SURVEYOR: DALEY LAND SURVEYING, INC 17011 LINCOLN AVE. STE. 361 PARKER, CO 80134 CONTACT: ROB DALEY, PLS PHONE: 303-953-9841

ELECTRIC PROVIDER:

ISSUED FOR: ZONING REVIEW

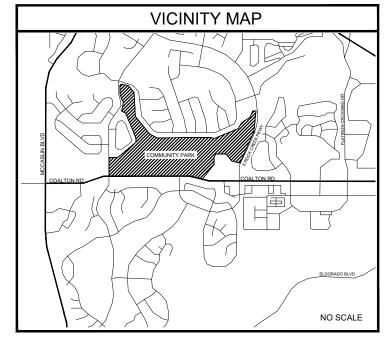
DRAWING INDEX

SHEET DESCRIPTION

TELCO PROVIDER: CONTACT: TBD

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN SECTION 24-68-101, ET, SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE, SUPERIOR, COLORADO, SUCH A VESTED RIGHT SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS, PURSUANT TO APPROVAL BY THE TOWN OF SUPERIOR BOARD OF TRUSTEES ON DAY OF

VESTED RIGHTS



FINAL PLAT SITE PLAN 36

ROCK CREEK RANCH FILING NO. 20D

VERIZON WIRELESS SITE AT COMMUNITY PARK

PORTION OF TRACT A ROCK CREEK RANCH FILING 20A



PLANS PREPARED BY:

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014

SITE NAME:

DEN COALTON

SITE ADDRESS: 1601 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY**

| | ISSUED FOR: | | | |
|-----|-------------|-------------------------------------|-----|--|
| REV | DATE | DESCRIPTION | BY: | |
| | 07/02/19 | 90% ZONING DESIGN REVIEW | WSG | |
| Α | 08/06/19 | 90% ZONING REV A CITY COMMENTS | WSG | |
| В | 08/20/19 | 90% ZONING REV B EME REPORT ADD | WSG | |
| С | 09/12/19 | 90% ZONING REV C ZONING REVIEW | WSG | |
| D | 11/01/19 | 90% ZONING REV D ZONING COMMENTS | WSG | |
| Е | 01/02/20 | 90% ZONING REV E LEGAL COMMENTS | WSG | |
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TITLE SHEET

SHEET NUMBER:

SHEET 1 OF 10

PROJECT TEAM

PROPERTY OWNER:

COLOR LEGEND: HYBRID CABLES & COAX CABLES

CONSTRUCTION MGR: MARK WILSON 3131 S. VAUGHN WAY AURORA, CO 80014 PHONE: 303-905-9324

FIBER ANTENNAS

8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: AMANDA BERNARD

OFFICE: 303-518-6807

LEASE AREA

SHEET#

T1

LS1

LS2

LS3

LS4

Z1

Z2

Z3

Z4

Z5

TITLE SHEET

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

OVERALL SITE PLAN

ENLARGED SITE PLAN

ENLARGED EQUIPMENT PLANS

NEW SOUTHEAST ELEVATION

TOWER & GROUND EQUIPMENT ELEVATIONS

TOPOGRAPHIC SURVEY

VERIZON WIRELESS SITE - DEN COALTON

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I. Robert Daley, do hereby certify only to Reliant Land Services, that on June 6, 2019, a topographic survey was conducted under my supervision using the normal standard of care of Profess, hereon accurately represents said survey, to the best of my knowledge.

This drawing does not represent a Land Survey Plat, Improvement Land Survey Plat or Improvement Location Certificate and any monuments or boundary lines shown are for information only and are not to be relied on.

This survey relied upon a Report of Title File No. 63289-C01905-5039, U.S. Title Solutions Reference No. VZW DEN Coalton for legal descriptions and easements.

This survey does not constitute a title search by this surveyor or Daley Land Surveying, Inc. of the property shown

and described hereon to determine:

1. Ownership of this tract of land.

2. Rights-of-way, easements and encumbrances recorded or unrecorded affecting this tract of land.

3. Compatibility of this description with those of adjacent tracts of land.



Job No. 1811-012 For and on behalf of Daley Land Surveying, Inc. 17011 Lincoln Ave., #361 Parker CO 80134 303 953 9841 Daley, PLS 35597

DRISIS OF DEMANINGS.

The bearings shown on this survey are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89.54'23" West, 2633.72 feet per plat), monumented as shown hereon.

COORDINATE SYSTEM AND DATUM:

Horizontal coordinates are referenced to NAD83, Vertical datum is NAVD88 and originates from the local C.O.R.S. network, utilizing the Geoid12A model.

UTILITIES:
The utilities which are readily visible upon the ground, such as manholes, power and light poles, inlets, etc. were located by field surveys and shown hereon. Sub-surface utilities, if shown, are the result of field surveys of utility location marks provided by others.

Zone X, Areas determined to be outside the 0.2% annual chance floodplain per FEMA National Flood Insurance Program Map 080130592J, Panel 592 of 615, Map Revision date of December 18, 2012.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGAL DESCRIPTION PARENT TRACT:

SCHEDULE A

1 Date of this Report 5/31/2019 Examined thru 5/21/2019

2 The estate or interest in the land described or referred to in this report is:

3 Title to said estate or interest in the land described or referred to in this report is at the effective date hereof vested in: The Town of Superior, a municipal corporation of the State of Colorado

SOURCE OF TILE: Confirmation Bargain and Sale Deed made by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado dated December 18, 2003 recorded on December 30, 2003 in Instrument No. 2543180.

4 The land referred to in this report is described as follows: Tract A, Rock Creek Ranch Filing No. 20A.

REPORT OF TITLE:

The following documents affect the land:

- 1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein. (Does affect Lease associated easements) Not survey related
- 2. Mortgages returned herein. (-2-). See Separate Mortgage Schedule. (Does affect Lease Area or associated
- Any state of facts which an accurate survey might show or survey exceptions set forth herein. (Does affect Lease Area or associated easements) Shown hereon, if any
- 4. Rights of tenants or person in possession. (Does affect Lease Area or associated easements) Not survey related

(Judgments)
5. Decree Robert M. Hardaway III, Lee Harkey Hardaway, Robert M. Hardaway IV. Thomas G. Hardaway, Christopher Lee
Hardaway, and Joan E. Hardaway (a/k/a Joan Elizabeth Hardaway), plaintiff, v C. E. Autrey (a/k/a Elmer Autrey),
Charles R. Autrey, Helen C. Autrey, Clinton B. Autrey, Jacquelyn T. Autrey, Raymond K. Autrey, Eleanor M. Autrey,
William C. Autrey, Duane M. Autrey, Elieen M. Hogg, Charles D. Hogg, Grace A. Slate, Vera D. Tajohr, Lola D.
Gaudreuu, Thelma E. Harvey, et. al., defendant, dated as of 10/8/1982 recorded 12/17/1982 in Instrument No: 524663. (Does affect Lease Area or associated easements) Not survey related

- (Easements and Rights of Way)
 7. Easement by Donn C. Wolfertz, Michael H. Feinstein, Spencer I. Browne, David D. Mandarich, Timothy R. Garrelts,
 Gary L. Mandarich, Ronald S. Morgan and Steven R. Hermanson to Jefferson County Airport Authority, dated
 8/31/1988 recorded 6/14/1989 in Instrument No :00987513. Notes: Airspace easement. (Does affect Lease Area
- Easement by M.D.C. Land Corporation, a Colorado corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/18/1989 recorded 4/9/1990 in Instrument No: 01036178. Notes: Maintain utilities. (Does not affect Lease Area or associated
- Easement by M.D.C. Land Corporation, a Colorado corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/1/1989 recorded 4/9/1990 in Instrument No. 01036179 Notes: Maintain utilities (Does not affect Lease Area or associated easements)
- 10. Quit Claim Deed and Termination, Release and Reconveyance of Easements and Rights-of-Way by Farmer's Reservoir and Irrigation Company to Richmond Homes, Inc. I, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, dated 1/10/1991 recorded 9/21/1992 in Instrument No: 01221653. Notes: Release, sell, convey, all right, title, interest to minerals, water rights, easements and community ditch. (Does not affect Lease Area or associated easements)
- 11. Right of Way by Richmond Homes, Inc. I, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware to Farmer's Reservoir and Irrigation Company, dated 1/16/1991 recorded 9/21/1992 in Instrument No: 01221651. Notes: Maintenance of the community ditch. (Does not affect Lease Area or associated
- 12. Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 10/3/1994 recorded 10/10/1994 in Instrument No: 01469129. Notes: Maintain storm sewer lines. (Does not affect Lease Area or
- 13. Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 10/3/1994 recorded 10/10/1994 in Instrument No. 01469130. Notes: Maintain storm sewer lines. (Does not affect Lease Area or
- 14 Fasement by Richmond Homes Inc. L. a Delaware corporation to The Farmers Reservoir and Irrigation Company, a Colorado corporation, dated 4/28/1995 recorded 9/6/1995 in Instrument No: 1513774. Notes: Reconstruct ditch (Does not affect Lease Area or associated easements)
- Easement by Richmond Homes Inc. I, a Delaware corporation, David D. Mandarich, Donald E. Yowell, Terry Ray Hodge and Robert L. Salomon to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 8/15/1995 recorded 9/6/1995 in Instrument No: 01545473. Notes: Maintain roadways and utility improvements. (Does not affect Lease Area or associated easements)
- 16. Easement by Richmond Homes Inc. I, a Delaware corporation to Superior Metropolitan District No. 2, a quasi—municipal corporation and political subdivision of the State of Colorado, Superior Metropolitan District No. 1, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 8/15/1995 recorded 9/6/1995 in Instrument No: 01545474. Notes: Maintain or remove drainage channel. (Does not affect Lease Area or
- 17. Easement by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 4/26/1995 recorded 9/8/1995 in Instrument No: 1513773. Notes: Maintain public sidewalks, trails, fence improvement and gate, etc. (Does not affect Lease Area or associated easements)
- 18. Easement by Richmond Homes, Inc. I, a Delaware corporation to The Farmers Reservoir and Irrigation Company, Colorado corporation, dated 2/22/1996 recorded 3/1/1996 in Instrument No: 01587480. Notes: Maintain and/or replace a ditch. (Does not affect Lease Area or associated easements)
- 19. Easement by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 2/20/1996 recorded 3/1/1996 in Instrument No: O1857477. Notes: Maintain and otherwise deal with certain improvements: fence, public streets, sidewalks, trails, gate, landscaping, and utility lines. (Does not affect Lease Area or associated easements)
- Easement by The Town of Superior, a Colorado municipal corporation to The Farmers Reservoir and Irrigation Company, a Colorado corporation, dated 2/22/1966 recorded 3/1/1996 in Instrument No: 01587478. Notes: Maintain and/or replace a ditch. (Does not affect Lease Area or associated easements)
- Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 2/22/1996 recorded 3/1/1996 in Instrument No: 01587481, Notes: Maintain and/or remove, and otherwise deal with certain improvements: fence. gate, signage, landscaping, and utility lines etc. (Does not affect Lease Area or associated easements) Shown
- 22. Easement by Richmond American Homes of Colorado, Inc., a Delaware corporation to Superior Metropolitan District
 No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 6/16/1997 recorded 7/2/1997 in Instrument No. 1711279. Notes: Maintain and/or remove, certain underground water and sewer lines nd mains. Please see First Amendment to Easement Agreement in Instrument No. 1753233. (Does not affect Lease
- Easement by Richmond American Homes of Colorado, Inc., a Delaware corporation to Public Service Co. of Colorado, dated 8/27/1997 recorded 10/9/1997 in Instrument No: 1737773. Notes: Replace utility lines and fixtures. (Does not affect Lease Area or associated easements)

REPORT OF TITLE:

The following documents affect the land:

- 24. Easement by Superior Metropolitan District No. 2, a guasi-municipal corporation and political subdivision of the State of Colorado to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753230. Notes: Maintain and/or
- 25. Easement by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753231. Notes: Maintain and/or remove underground water and sanitary and/or storm sewer lines. (Does not affect Lease Area or associated easements) Shown hereon
- 26. Easement by Superior Metropolitan District No. 2. a guasi-municipal corporation and political subdivision of the State of Colorado to Public Service Co. of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753232. Notes: Maintain and/or remove utility lines (Does not affect Lease Area or associated easements) Shown
- 27. Agreement by SRO Properties L.L.P., a Colorado limited liability partnership to Superior Metropolitan District No. 2, a auasi-municipal corporation and political subdivision of the State of Colorado, dated 8/17/1998 recorded 9/2/1998 in Instrument No: 1843530. Notes: Reciprocal access and parking. (Does not affect Lease Area or associated
- 28. Right of Way by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Level 3 Communications, LLC, a Delaware limited liability company, dated 1/13/1999 recorded 1/27/1999 in Instrument No: 1898282. Notes: Maintain fire optic cable system. (Does appear to affect Lease Area or associated easements) Blanket in nature

- (Other Filed Documents)
 29. General Power of Attorney between Clay Carlson and Scott L. Carlson, my true and lawful attorney dated
 12/27/1984 recorded 12/31/1984 in Instrument No. 00664862. (Does affect Lease Area or associated easements)
- 30. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson and The Rock Creek Partnership dated 12/31/1984 recorded 12/31/1984 in Instrument No. 00664856. (Does affect Lease Area or associated easements
- 31. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson, Kent D. Carlson and The Rock Creek Partnership, a General Partnership dated 7/25/1985 recorded 8/16/1985 in Instrument No. 00706631. (Does affect Lease Area or associated easements) Not survey related
- 32. Cost Sharing and Cooperation Agreement between Rock Creek Partnership and Kendrick Company dated 11/7/1985 recorded 3/19/1986 in Instrument No. 00747691. (Does affect Lease Area or associated ease related
- 33. Annexation Map of a Tract of Land Located in the S1/2 Of Section 19. The W1/2 of Section 29, Section 30, and The NE1/4 of the NW1/4 of Section 31 All in T1S R69W of the 6th P.M. dated 11/26/1986 recorded 1/26/1987 in Instrument No. 00821908. (Does affect Lease Area or associated easements) Blanket in nature
- 34. Consent, Waiver and Power of Attorney between Charles S. Ochsner, Ochsner-Ten Eyck-KK Colorado Joint Venture No. 1, a Texas joint venture, Ochsner-Ten Eyck-KK Colorado Joint Venture No. 2, a Texas joint venture, and Ochsner-Ten Eyck-KK Colorado Joint Venture No. 4, a Texas joint venture, and Moc. Land Corporation, a Colorado corporation dated 6/27/1987 recorded 7/13/1987 in Instrument No. 00863219. (Does affect Lease Area or associated easements) Not survey related
- 35. Memorandum of Contract between The Rock Creek Partnership, a general partnership, The Rock Creek Partnership II, a general partnership, Lee S. Carlson, The Rock Creek Partnership III, a Colorado general partnership, Ochsner—Ten Eyck-KK Colorado Joint Venture No. 1, a Texas joint venture, Ochsner—Ten Eyck-KK Colorado Joint Venture No. 4, a Texas joint venture, Ochsner—Ten Eyck-KK Colorado Joint Venture No. 2, a Texas joint venture, Ochsner—Ten Eyck-KK Colorado Joint Venture No. 5, a Texas joint venture, Ochsner—Ten Eyck-KK Colorado Joint Venture No. 5, a Texas joint venture and M.D.C. Land Corporation, a Colorado corporation dated 6/27/1987 recorded 7/13/1987 in Instrument No. 00863225. (Does affect Lease Area or associated exessements) Blocket in partnership.
- 36. Trade Name Affidavit between Richard M. Kendrick, Ronald W. Knickerbocker, T.W. Ten Evck, Jr., Charles S. Ochsner and Ochsner—Ten Eyck—KK Colorado Joint Venture No. 1 dated 6/27/1987 recorded 7/13/1987 in Instrument No 00863217. (Does ffect Lease Area or associated easements) Not survey related
- 37. First Amendment to Annexation Agreement between Town of Superior, a Colorado municipal corporation and The Rock Creek Partnership, a Colorado general partnership, and M.D.C. Land Corporation, a Colorado corporation dated 12/29/1987 recorded 3/14/1988 in Instrument No. 00907565 Notes: Please see Agreement for Option to Purchase In Instrument No. 00915772, and Second Amendment to Annexation Agreement in Instrument No. 00958554. (Does affect Lease Area or associated easements) Not survey related
- 38. Order and Decree Creating District between the Organization of Superior Metropolitan District No. 2 and Superior Metropolitan District No. 2, Boulder County Colorado dated 3/3/1988 recorded 3/24/1988 in Instrument No. 00909097. (Does not affect Lease Area or associated easements) Blanket in nature
- 39. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson, Kent D. Carlson, Steven E. Young and The Rock Creek Partnership, a general partnership dated 2/6/1989 recorded 2/7/1989 in Instrument No. 00966424. (Does affect Lease Area or associated easements) Not survey related
- 40. Subdivision Improvement Agreement, Rock Creek Ranch Filing No. 20 between Town of Superior, a Colorado municipal corporation, Superior Metropolitan District No. 1, a municipal corporation and political subdivision of the State of Colorado, and Superior Metropolitan District No. 2, a municipal corporation and political subdivision of the State of Colorado and Richmond Homes, Inc., I, a Delaware corporation dated 3/25/1996 recorded 9/17/1996 in Instrument No. 001642995 Notes: Please see First Amendment to Subdivision Improvement Agreement for Rock Creek Ranch Filing No. 20 in Instrument No. 01643017. (Does affect Lease Area or associated easements) Blanket
- 41. Certificate of Amendment of Certificate of Incorporation of Richmond Homes, Inc. I between Richmond Homes, Inc., a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware and Richmond American Homes of Colorado, Inc. dated 1/17/1997 recorded 2/5/1997 in Instrument No. 01675527. (Does affect Lease Area or associated easements) Not survey related
- 42. Rock Creek Ranch Filing No. 20 dated 3/19/1997 recorded 9/17/1997 in Instrument No. 01842984. (Does affect Lease Area or associated easements) Shown hereon
- 43. Rock Creek Ranch Filing No. 20A dated 10/7/1997 recorded 12/4/1997 in Instrument No. 1753234. (Does affect 44. Statement of Authority between M.D.C. Land Corporation, a Colorado corporation recorded 2/24/2000 in Instrument
- No. 2023663. (Does affect Lease Area or associated easements) Not survey related Statement of Authority between Town of Superior, Colorado, a Colorado municipal corporation dated 6/6/2018 recorded 6/8/2018 in Instrument No. 03659591. (Does affect Lease Area or associated easements) Not survey

3131 S. VAUGHN WAY, SUITE 550

AURORA, CO 80014

PLANS PREPARED BY: RELIANT LAND SERVICES SCOTTSDALE, AZ 85258

SITE INFORMATION

SITE NAME: **DEN COALTON**

SITE ADDRESS: 1601 COALTON ROAD SUPERIOR, CO 80027

BOULDER COUNTY

| | ISSUED FOR: | | | | |
|-----|-------------|---------------------------|-----|--|--|
| REV | DATE | DESCRIPTION | BY: | | |
| 1 | 6/18/19 | SURVEY | AV | | |
| 2 | 10/23/19 | LEASE/EASEMENTS | AV | | |
| 3 | 12/17/19 | EDIT EASEMENTS TO LICENSE | SE | | |
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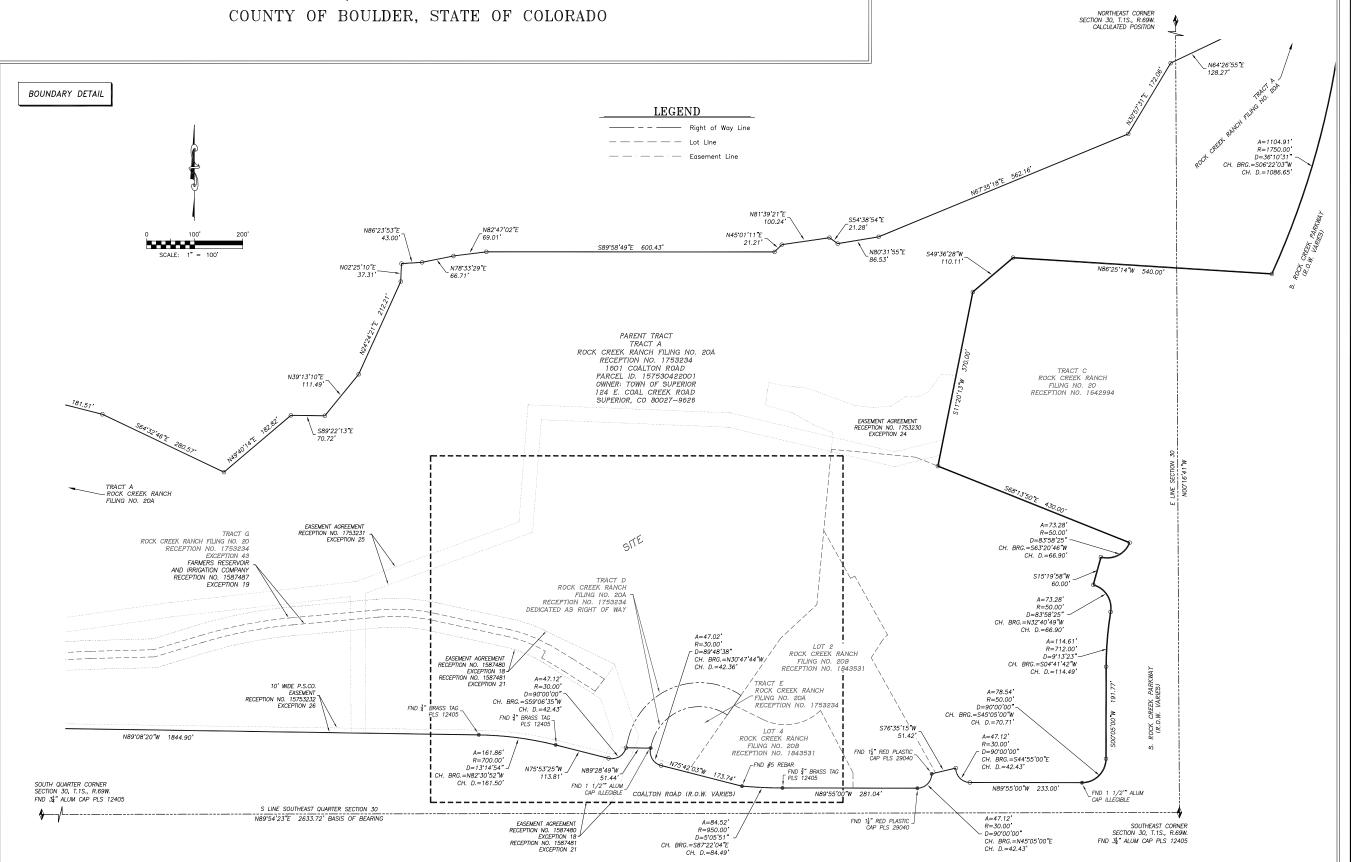
LICENSURE INFO:



TOPOGRAPHIC SURVEY SHEET 1 0F 4

SHEET NUMBER:

TOPOGRAPHIC SURVEY VERIZON WIRELESS SITE — DEN COALTON SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER STATE OF COLORADO





AURORA, CO 80014

PLANS PREPARED BY:

RELIANT LAND SERVICES

8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

SITE NAME: DEN COALTON

SITE ADDRESS: 1601 COALTON ROAD. SUPERIOR, CO 80027

BOULDER COUNTY

| | | ISSUED FOR: | | |
|-----|----------|---------------------------|-----|--|
| REV | DATE | DESCRIPTION | BY: | |
| 1 | 6/18/19 | SURVEY | AV | |
| 2 | 10/23/19 | LEASE/EASEMENTS | AV | |
| 3 | 12/17/19 | EDIT EASEMENTS TO LICENSE | SE | |
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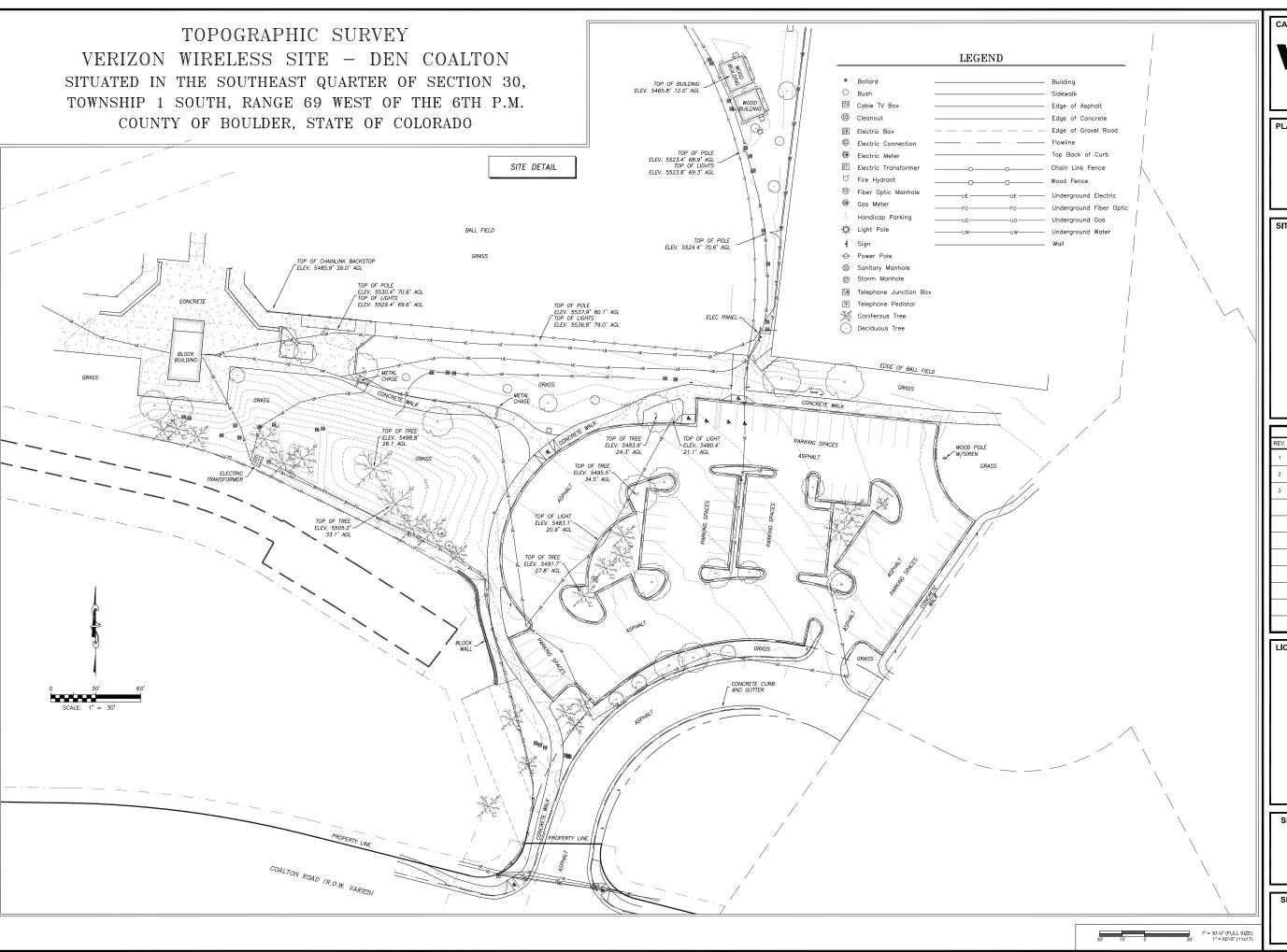
LICENSURE INFO:



SHEET TITLE:
TOPOGRAPHIC
SURVEY
SHEET 2 0F 4

SHEET NUMBER:

1" = 100'-0" (FULL SIZE 100' 1" = 200'-0" (11x17 LS2



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550

AURORA, CO 80014

PLANS PREPARED BY:

RELIANT LAND SERVICES

8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

SITE NAME: DEN COALTON

SITE ADDRESS: 1601 COALTON ROAD. SUPERIOR, CO 80027

BOULDER COUNTY

| | ISSUED FOR: | | |
|-----|-------------|---------------------------|-----|
| REV | DATE | DESCRIPTION | BY: |
| 1 | 6/18/19 | SURVEY | AV |
| 2 | 10/23/19 | LEASE/EASEMENTS | AV |
| 3 | 12/17/19 | EDIT EASEMENTS TO LICENSE | SE |
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LICENSURE INFO:



SHEET TITLE:
TOPOGRAPHIC
SURVEY

SHEET NUMBER:

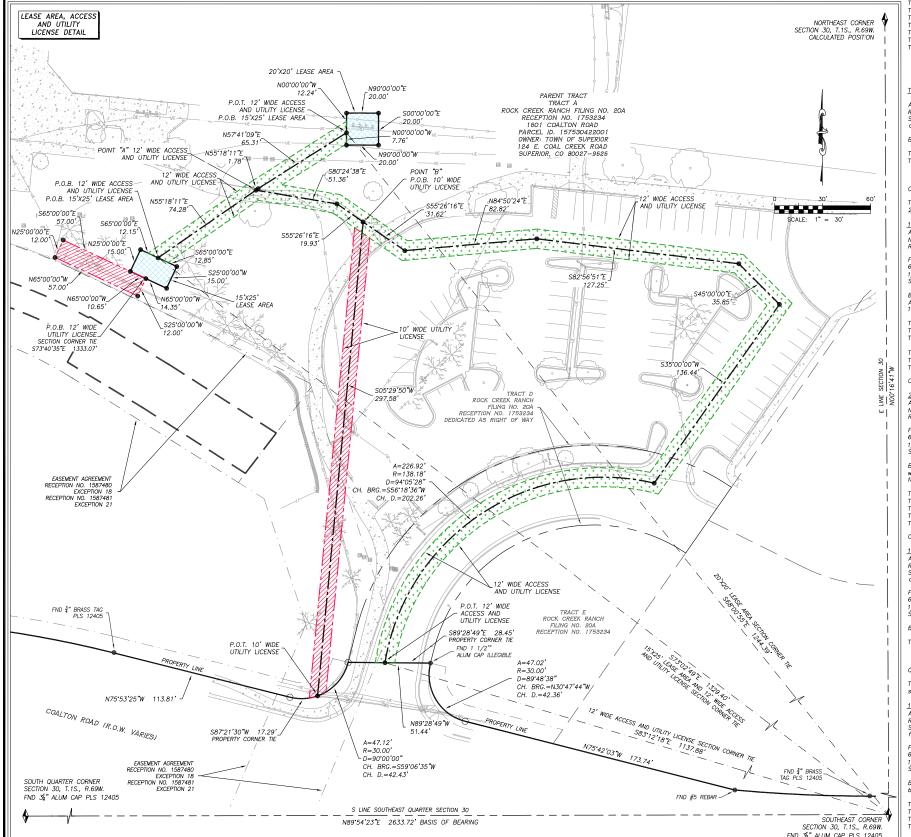
LS3

SHEET 3 0F 4

TOPOGRAPHIC SURVEY VERIZON WIRELESS SITE - DEN COALTON SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30,

TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

COUNTY OF BOULDER, STATE OF COLORADO



12' WIDE ACCESS AND UTILITY LICENSE - PROPOSED

12 WIDE ROCKESS AND UTILITY LICENSE.— PROPOSED
A 12' wide strip of land over and across that parcel of land described as Tract D and Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 12 foot wide strip being 6.00 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89'54'23" West, 2633.72 feet (North 89'54'23" West, 2633.72 feet per plat). Manumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at a point on the northerly line of the hereinafter described 15'X25' Lease Area, whence the Southeast Corner of Section 30, Township South, Range 69 West of the 6th P.M., bears South 73'02'49" East, a distance of 1329.40 feet;

THENCE North 55'18'11" East, a distance of 74.28 feet to Point "A";

THENCE South 80'24'38' East, a distance of 74.28 feet to Point 'A';
THENCE South 80'24'38' East, a distance of 51.36 feet;
THENCE South 55'26'16' East, a distance of 19.33 feet to Point 'B' the Point of Beginning of the hereinafter described 10' wide Utility License;
THENCE continuing South 55'26'16' East, a distance of 31.62 feet;
THENCE North 84'50'24' East, a distance of 82.82 feet;
THENCE South 82'56'1' East, a distance of 127.25 feet;
THENCE South 45'00'00' East, a distance of 13.64 feet;
THENCE South 35'00'00' West, a distance of 13.6.44 feet;

THENCE along a curve to the left, an arc length of 226.92 feet, said curve having a radius of 138.18 feet, a delta angle of 94'05'28", a chord bearing of South 56'18'36" West and a chord length of 202.26 feet to the south line of Tract D, Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder and the Point of Terminus, whence a point of curvature on said south line, east of said Point of Terminus, bears South 89'28'49" East, a distance of 28.45 feet and whence the Southeast Corner of said Section 30, bears South 83'12'18" East, a distance of 1137.88 feet.

A 12' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 61h Principal Meridian, County of Boulder, State of Colorado, said 12 foot wide strip being 6.00 feet on both sides of the following described centerline:

Reginning at the hereinbefore described Point "A":

THENCE North 55'18'11" East, a distance of 1.78 feet;
THENCE North 57'41'09" East, a distance of 65.31 feet to a point on the westerly line of the hereinafter described 20'X20' Lease Area and the Point of Terminus, whence the Southeast Corner of said Section 30, bears South 68'00'55" East, a distance of 1244.39 feet. Said Point also being the Point of Beginning of the hereinafter described 20'X20' Lease Area.

Containing 10136 Square Feet, or 0,233 Acres, more or less.

The sidelines of said strip are to be lengthened or shortened to intersect the northerly line of said 15'X25' Lease Area, the west line of said

ISAZO LEAST AREA — PROPOSED

A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Rar 69 West of the 6th P.M., assumed to bear North 89'54'23" West, 2633.72 feet (North 89'54'23" West, 2633.72 feet per plat), Monumented by a 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township South, Range 69 West of the 6th P.M.

THENCE South 65'00'00" East, a distance of 12.85 feet;
THENCE South 25'00'00" West, a distance of 15.00 feet;
THENCE North 65'00'00" West, a distance of 14.35 feet to the Point of Beginning of the hereinafter described 12' wide Utility License whence the Southeast Corner of soid Section 30 bears South 73'40'35" East, a distance of 1330.07 feet
THENCE continuing North 65'00'00" West, a distance of 10.65 feet
THENCE North 25'00'00" East, a distance of 15.00 feet;
THENCE South 65'00'00" East, a distance of 15.15 feet to the Point of Beginning.

Containing 375 Square Feet, or 0.009 Acres, more or less.

20X20' LEASE AREA - PROPOSED

EADS LATER - FRUPUSELY
A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89'54'23" West, 2633.72 feet (North 89'54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at the hereinbefore described Point of Terminus of the 12' wide Access and Utility License on the west line of the 20'X20' Lease Area, whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 68'00'55" East, a distance of 1244.3 feet;

THENCE North 00'00'00" West, a distance of 12.24 feet;
THENCE North 90'00'00" East, a distance of 20.00 feet;
THENCE South 00'00'00" East, a distance of 20.00 feet;
THENCE North 90'00'00" West, a distance of 20.00 feet;
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Containing 400 Square Feet, or 0.009 Acres, more or less.

10' WIDE UTILITY LICENSE - PROPOSED

A 10' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 10 foot wide strip being 5.00 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89'54'23" West, 2633.72 feet (North 89'54'23" West, 2633.72 feet per plot). Monumented by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at hereinbefore described Point "B", a point on the hereinbefore described centerline of the 12' wide Access and Utility License

THENCE South 05'29'50" West, a distance of 297.58 feet to the south line of Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded of Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder and the Point of Terminus, whence a point of curvature on said south line, bears South 87'21'30" West a distance of 17.29 feet.

Containing 2905 Square Feet, or 0.067 Acres, more or less.

The sidelines of said strip are to be lengthened or shortened to intersect the southerly line of said 12' wide Access and Utility License and the south line of said Tract A (Parent Tract)

12' WIDE UTILITY LICENSE - PROPOSED

A 12' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1752334 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, soid strip of land being more particularly described as

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Beginning at a point on the southwesterly line of the hereinbefore described 15'X25' Lease Area, whence the Southwest Corner of said Section 30 bears South 73'40'35'' East, a distance of 1333.07 feet;

THENCE South 25°00'00" West, a distance of 12.00 feet; THENCE North 65'00'00" West, a distance of 57.00 feet;
THENCE North 25'00'00" East, a distance of 12.00 feet;
THENCE South 65'00'00" East, a distance of 57.00 feet to the Point of Beginning.

Containing 684 Saugre Feet, or 0.016 Acres, more or less,





3131 S. VAUGHN WAY, SUITE 550

AURORA, CO 80014

PLANS PREPARED BY: SCOTTSDALE, AZ 85258

SITE INFORMATION

SITE NAME: **DEN COALTON**

SITE ADDRESS: 1601 COALTON ROAD SUPERIOR, CO 80027

BOULDER COUNTY

| | | | ISSUED FOR: | |
|--------------|-----|----------|---------------------------|-----|
| | REV | DATE | DESCRIPTION | BY: |
| | 1 | 6/18/19 | SURVEY | AV |
| | 2 | 10/23/19 | LEASE/EASEMENTS | AV |
| | 3 | 12/17/19 | EDIT EASEMENTS TO LICENSE | SE |
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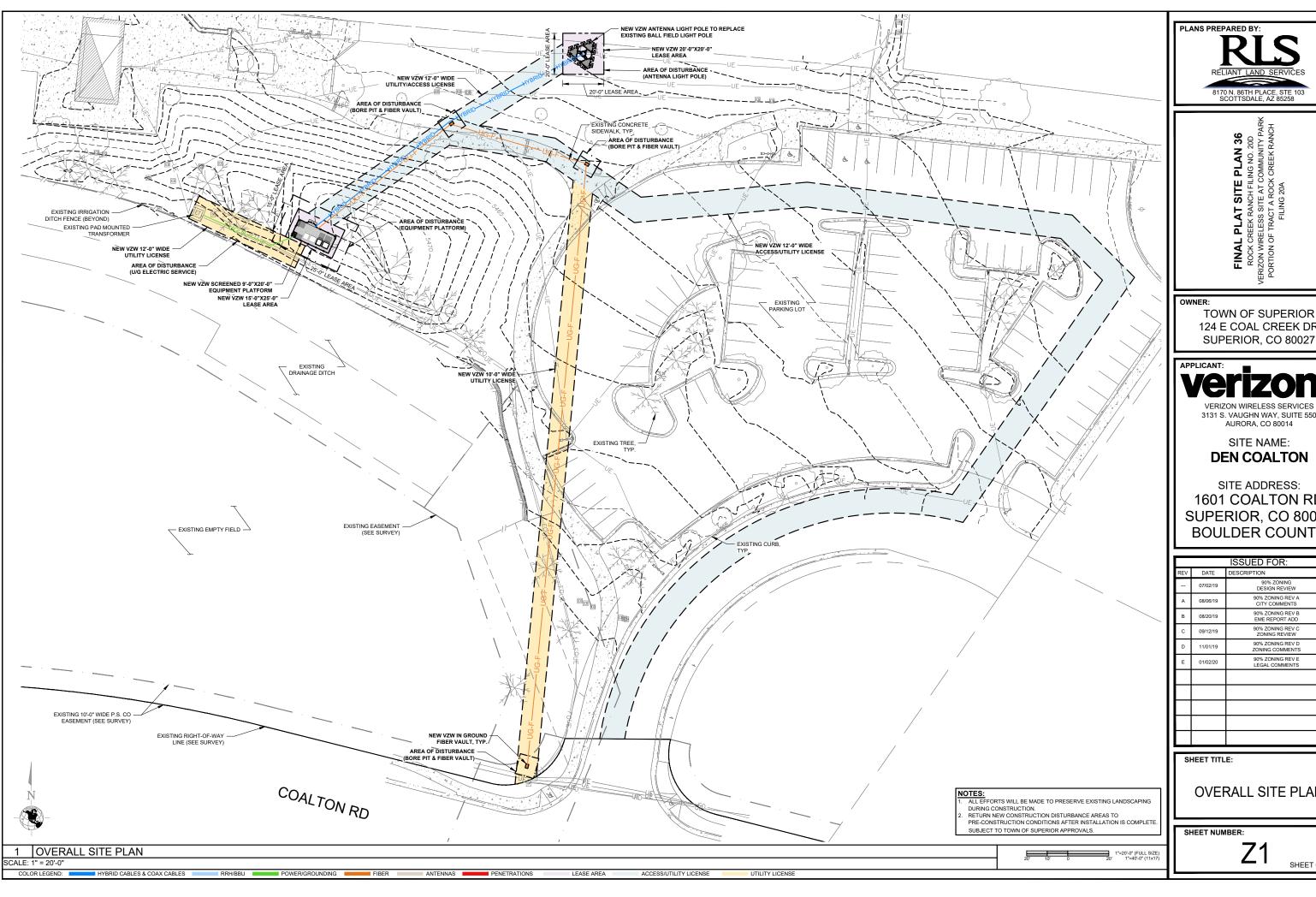
LICENSURE INFO



TOPOGRAPHIC SURVEY

SHEET 4 0F 4

SHEET NUMBER:



124 E COAL CREEK DR SUPERIOR, CO 80027

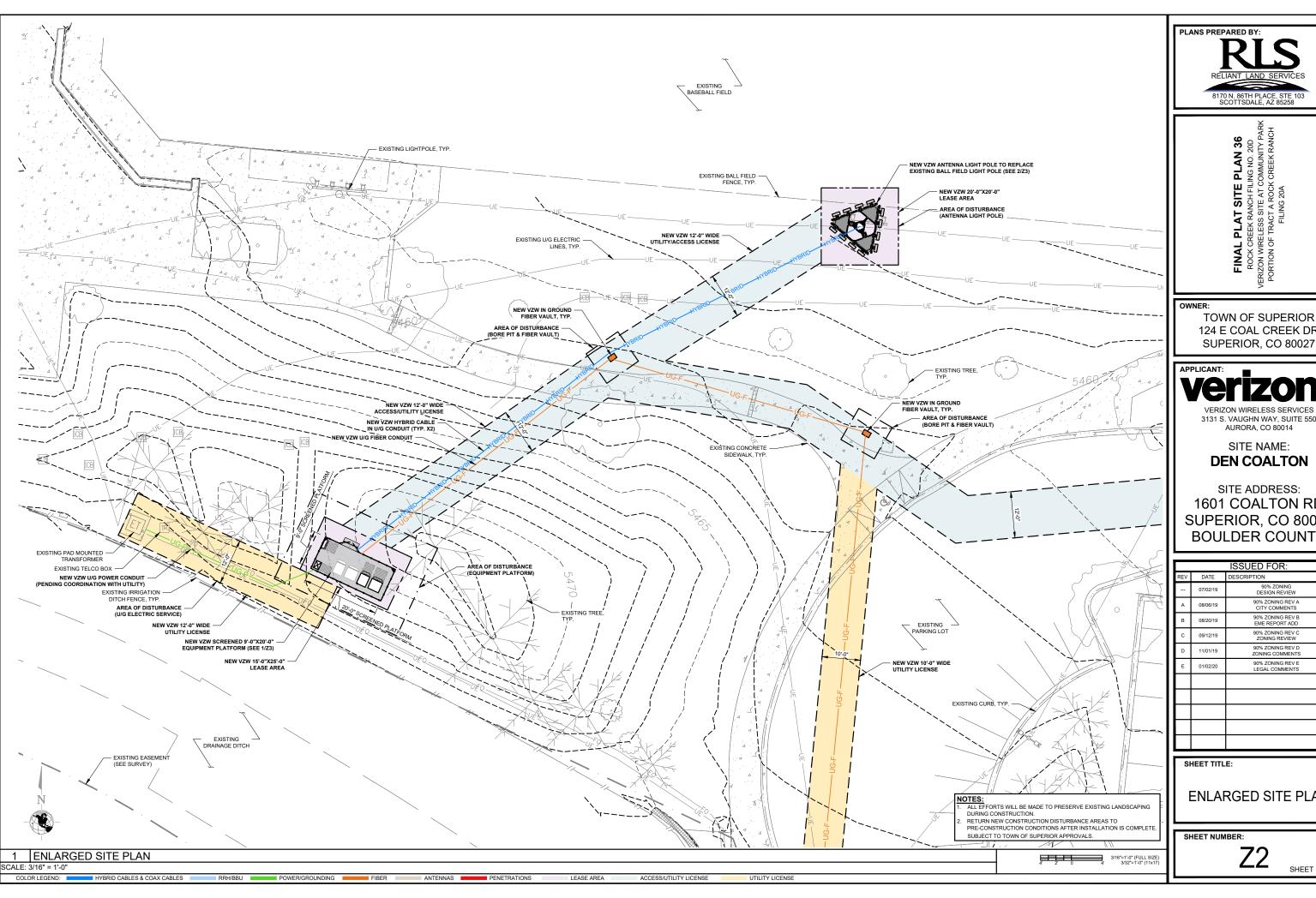
3131 S. VAUGHN WAY, SUITE 550

1601 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY**

| | ISSUED FOR: | | | |
|---|-------------|----------|-------------------------------------|-----|
| ı | REV | DATE | DESCRIPTION | BY: |
| | | 07/02/19 | 90% ZONING DESIGN REVIEW | WSG |
| | Α | 08/06/19 | 90% ZONING REV A CITY COMMENTS | wsg |
| | В | 08/20/19 | 90% ZONING REV B EME REPORT ADD | wsg |
| I | С | 09/12/19 | 90% ZONING REV C ZONING REVIEW | WSG |
| | D | 11/01/19 | 90% ZONING REV D ZONING COMMENTS | wsg |
| | Е | 01/02/20 | 90% ZONING REV E LEGAL COMMENTS | wsg |
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OVERALL SITE PLAN

SHEET 6 OF 10



124 E COAL CREEK DR SUPERIOR, CO 80027



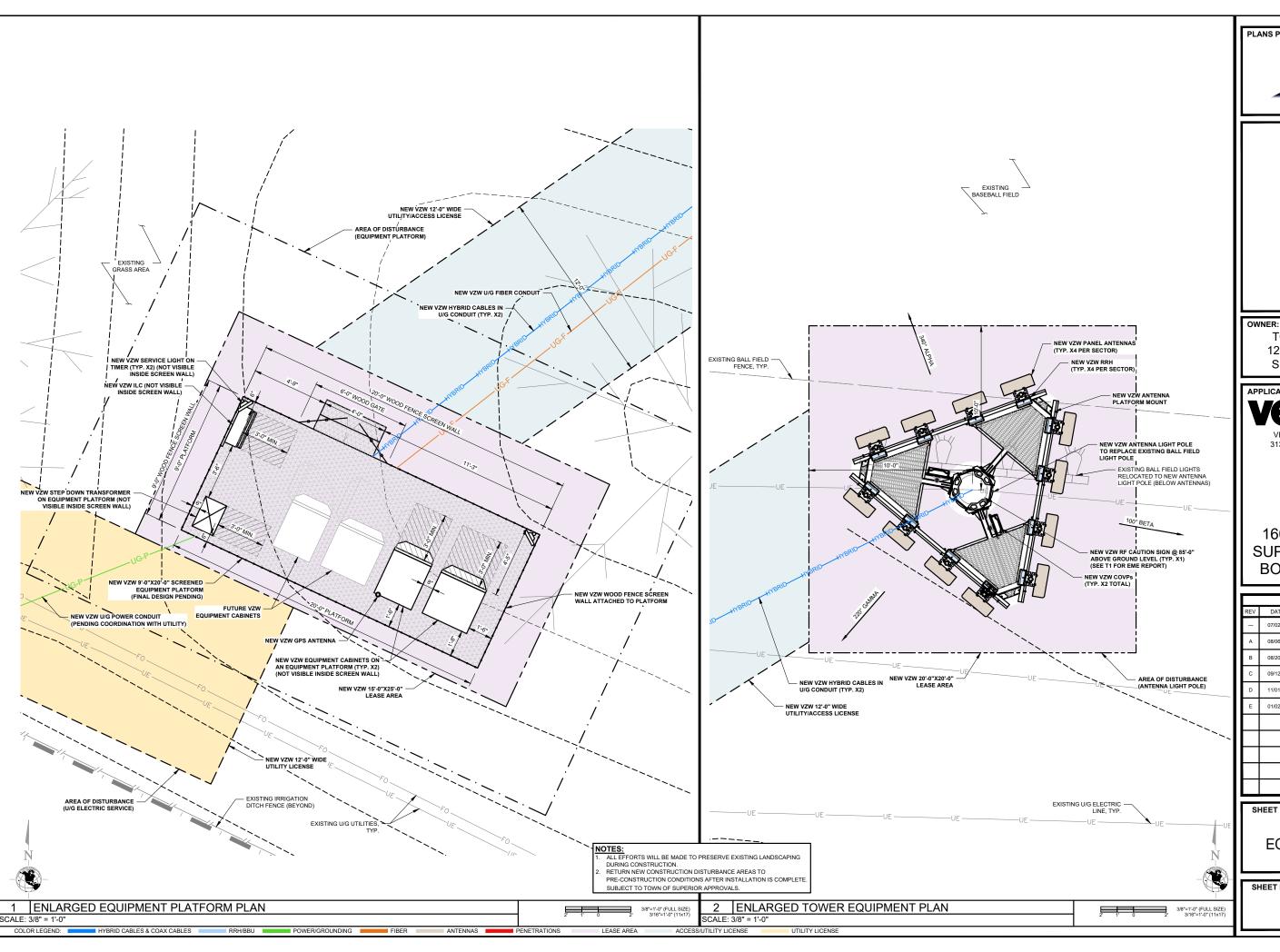
3131 S. VAUGHN WAY, SUITE 550

1601 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY**

| | ISSUED FOR: | | | |
|-----|-------------|-------------------------------------|-----|--|
| REV | DATE | DESCRIPTION | BY: | |
| | 07/02/19 | 90% ZONING DESIGN REVIEW | WSG | |
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| Е | 01/02/20 | 90% ZONING REV E LEGAL COMMENTS | wsg | |
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ENLARGED SITE PLAN

SHEET 7 OF 10





AL PLAT SITE PLAN 36
SK CREEK RANCH FILING NO. 20D
WIRELESS SITE AT COMMUNITY PARK
IN OF TRACT A ROCK CREEK RANCH
FILING 20A

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027



VERIZON WIRELESS SERVICES 3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014

SITE NAME: **DEN COALTON**

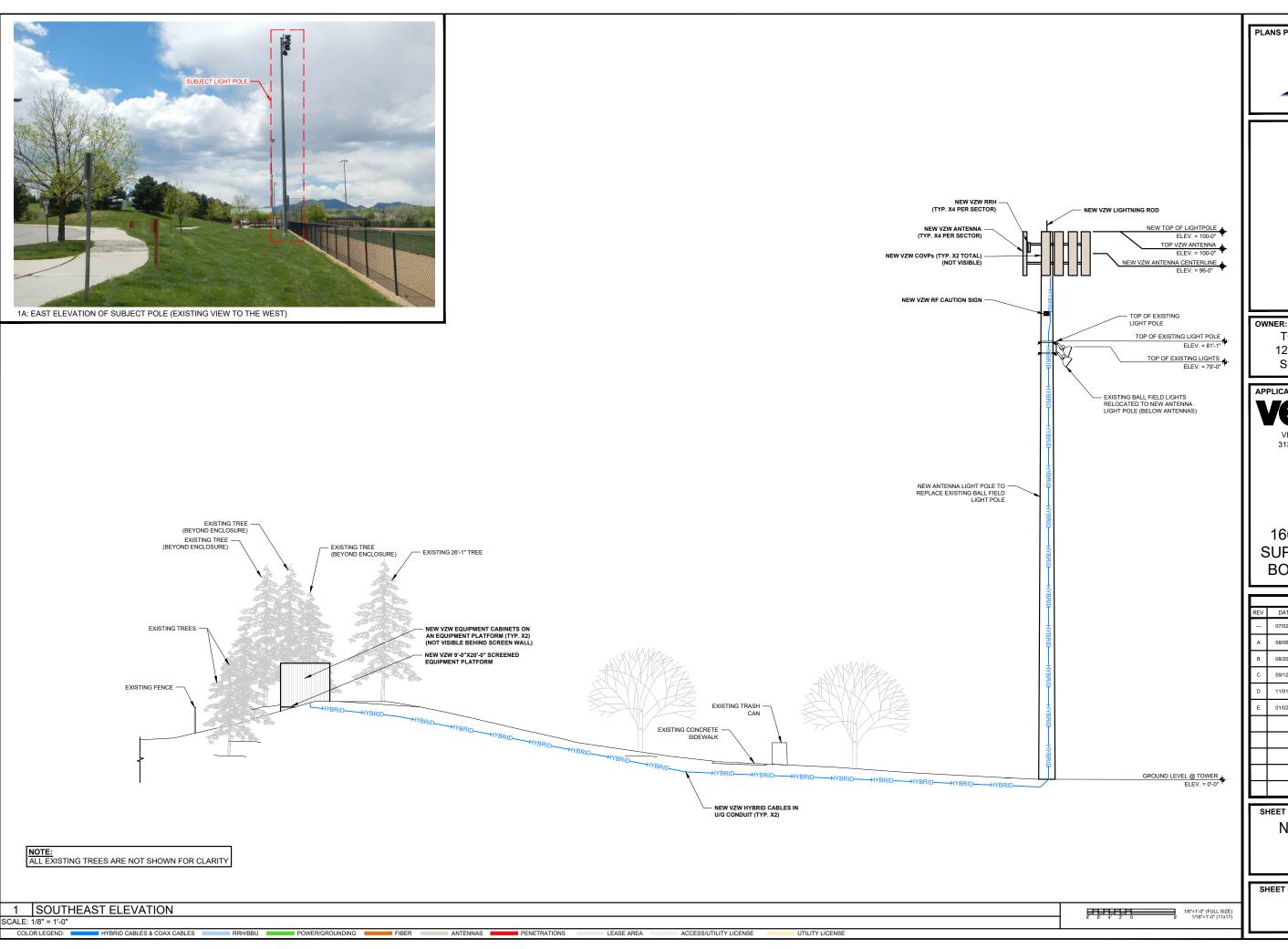
SITE ADDRESS: 1601 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY**

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| REV | DATE | DESCRIPTION | BY: |
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ENLARGED EQUIPMENT PLANS

SHEET NUMBER:

SHEET 8 OF 10



PLANS PREPARED BY:

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027



VERIZON WIRELESS SERVICES 3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014

SITE NAME: **DEN COALTON**

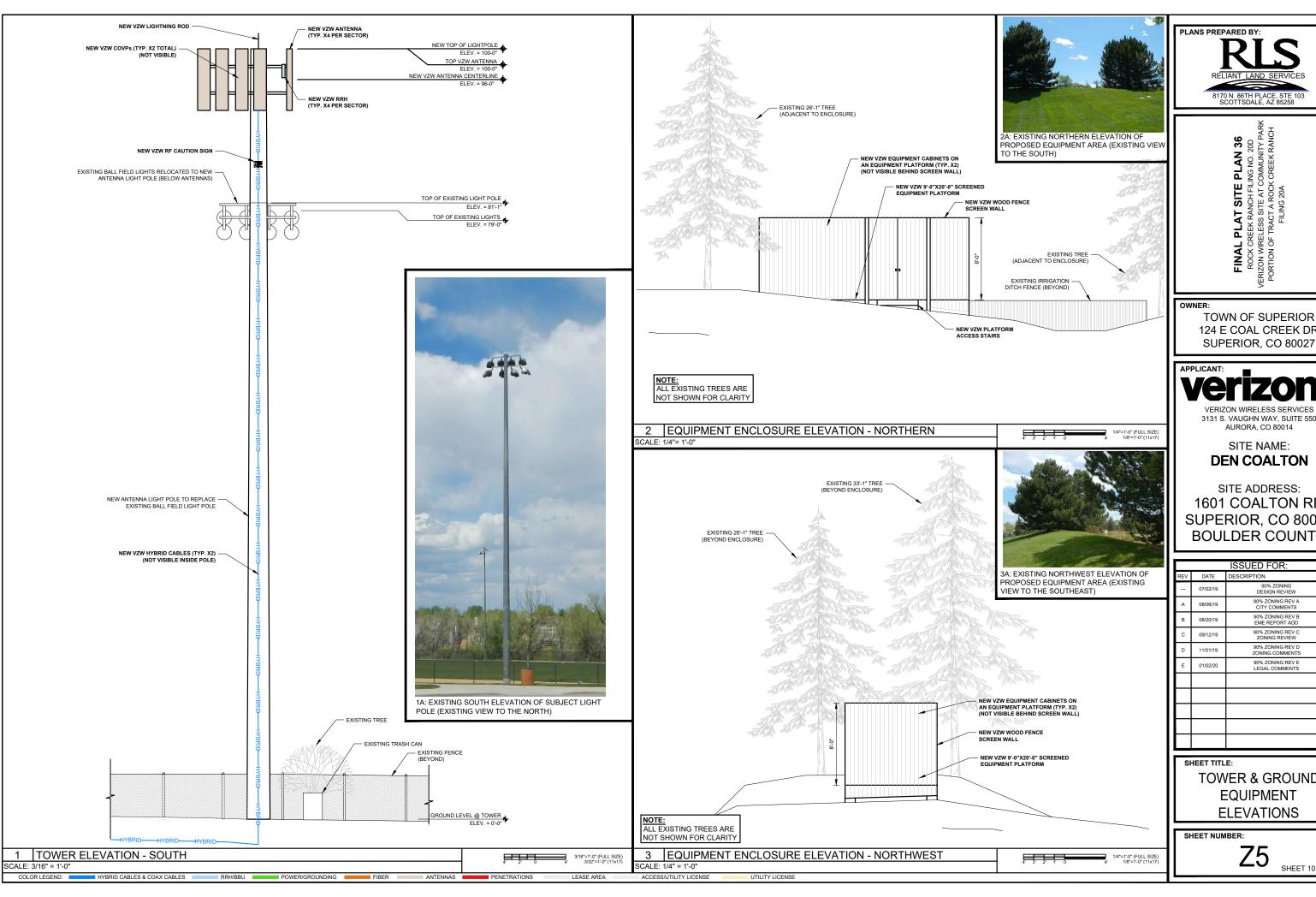
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| Е | 01/02/20 | 90% ZONING REV E LEGAL COMMENTS | WSG | |
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NEW SOUTHEAST ELEVATION

SHEET NUMBER:

SHEET 9 OF 10



TOWN OF SUPERIOR 124 E COAL CREEK DR



3131 S. VAUGHN WAY, SUITE 550

1601 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY**

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| | REV | DATE | DESCRIPTION | BY: |
| | - | 07/02/19 | 90% ZONING DESIGN REVIEW | WSG |
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| | В | 08/20/19 | 90% ZONING REV B EME REPORT ADD | WSG |
| | С | 09/12/19 | 90% ZONING REV C ZONING REVIEW | WSG |
| | D | 11/01/19 | 90% ZONING REV D ZONING COMMENTS | WSG |
| | Е | 01/02/20 | 90% ZONING REV E LEGAL COMMENTS | WSG |
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TOWER & GROUND

SHEET 10 OF 10